

**Village of Brewster
Planning Board Meeting Minutes
December 20, 2019**

BOARD MEMBERS IN ATTENDANCE:

Rick Lowell, Chairman
Janet Ward
David Kulo
Marti Foster
Katy New
George Gaspar, Village Board Liaison
Greg Folchetti, Attorney - Costello & Folchetti

Chairman Lowell led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm.

Chairman Lowell and Boardmember Kulo both paid tribute to Vice Chairman Stockburger.

REGULAR MEETING:

Boardmember Kulo made a motion to open the regular meeting. This was seconded by Chairman Lowell and passed unanimously.

Chairman Lowell introduced new board member, Katy New.

Chairman Lowell made a Motion to appoint Boardmember Ward as Acting Vice Chairperson of the Planning Board, seconded by Boardmember Foster and passed all in favor.

The Board discussed the October 15, 2019 Minutes. Boardmember Kulo abstained from approving the Minutes due to his absence from the meeting. The Motion to approve the Minutes from October 15, 2019 was introduced by Acting Vice Chairperson Ward, seconded by Chairman Lowell, and passed all in favor with one abstention.

Brewster Central School District & Dino and Christine Piccini, Lot Line Adjustment:

David Strong, attorney with Thomas, Dohan, Waxman, Petigrow, & Mayle, LLP appeared before the Board representing Brewster Central School District. He said the application submitted is for the re-approval of a Lot Line Adjustment that was originally approved in 2014 and pertains to a 13 ft. by 120 ft. strip of land that borders the Garden Street School property and a property on Eastview Avenue. Mr. Strong pointed out the area on the plans and said it had already been conveyed to the Piccini's and all that is left to do is adjust the lot line to reflect that it's not part of the larger parcel. He said the Garden Street School property was originally 15 different parcels and was merged together.

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Boardmember Foster said it looks like there was some kind of restriction on it and that's why it's being moved: what is the nature of that restriction. Mr. Strong said there were two restrictions: one was that it was be used for a school, park or playground only and the other pertaining to a fence. By conveying that piece of land to the owner, he said, it effectively extinguished those restrictions. Boardmember Foster said so it had to be used for the school when it belonged to the school but now that it goes back to someone else it doesn't have to be used for the school anymore. Acting Vice Chairperson Ward said does that remove the restriction from the Garden Street parcel now. Mr. Strong said yes, it is no longer part of the Garden Street parcel. He said there was another restriction on another one of the interior Deeds and that was removed back in 2014 and had basically the same restriction. Boardmember Foster said does the transfer involve any money. Mr. Strong said there was consideration for the conveyance back in 2014. Acting Vice Chairperson Ward said why was it not finalized. Mr. Strong said it was an oversight that came up during the title work that was done recently.

Acting Vice Chairperson Ward said she looked at the documents pertaining to the ILt Line Adjustment from 2014 and it appears the proper procedure had taken place including SEQR. She said is this an extension or a re-approval; just want to be sure we are using wording we will be comfortable with in the future. Mr. Folchetti said the extension of the approval in that circumstance is usually a statutorily provided extension within your Code; for example Site Plans are good for a year and then the applicant must come in and apply for an extension. He said this is basically a new application with the paid fee to re-approve that so I consider it an approval rather than an extension and it's a Type II. He said 617. 5-16 says granting of individual setback variances and adjustments and that's an adjustment and I consider it to be an approval. Mr. Folchetti said that County considers it a subdivision and they must have the configuration of the property so it is recognized by real property tax services.

Chairman Lowell said Mr. Piccini, are you still in favor of this. Mr. Piccini said yes.

Mr. Folchetti said if you are going to make a motion I would make a motion to grant, presumably, the lot line change for the applicants named with the date of the map and the title of the map.

Chairman Lowell said I make a Motion to approve the lot line adjustment between the property owned by the Brewster Central School District and the property owned by Dino and Christine Piccini as reflected on the map of May 29, 2014, seconded by Boardmember Kulo, and passed all in favor.

NEW BUSINESS:

Boardmember Foster said in the Village Board Minutes the meetings of the Planning Board were changed from "should meet every month" to "may meet every month" pending if there is business to discuss. Chairman Lowell said Boardmember

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Stockburger had suggested meeting every month to allow for the public to present their concepts to the Board for input without there being a quorum so that the plan can be heard but no actions would be taken. The Board discussed the possibility of meeting monthly or not. The Board agreed that it would be good to meet at least bi-monthly.

Acting Vice Chairperson Ward made a Motion to adjourn the meeting, seconded by Boardmember New, and passed all in favor.